



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**November 5, 2013
6:00 PM**

Historic Design Review Commissioners

Matt Spokely, Chairman
Roger Luebke
Fred Vitas
Nick Willick
Lisa Worthington
Liz Briggs
Cindy Combs
Terry Green
Kathryn Kratzer-Yue

City Staff

Will Wong, Community Development Director

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**

October 1, 2013
October 15, 2013

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

- A. HISTORIC DESIGN REVIEW – 251 ELM AVENUE (AWI FAÇADE IMPROVEMENT) – FILE HDR 13-11.** The applicant requests Historic Design Review Commission approval for a front façade improvement and re-painting for property located at 251 Elm Avenue.

VI. COMMISSION BUSINESS

- A. Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
October 1, 2013**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on October 1, 2013 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Willick, Vitas, Briggs, Green, & Spokely

COMMISSIONERS ABSENT: Worthington, Luebkehan, Combs, & Kratzer-Yue

STAFF PRESENT: Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

A. HISTORIC DESIGN REVIEW – 1223 HIGH STREET (LAW OFFICES) – FILE HDR 13-09. The applicant requests Historic Design Review Commission approval for the re-painting of an office building located at 1223 High Street.

Planner Lowe presented the re-painting of the Law Offices at 1223 High Street.

Chairman Spokely opened and closed the public hearing.

Commissioner Vitas **MOVED** to approval the re-painting of the Law Offices at 1223 High Street.

Commissioner Willick **SECONDED** the motion.

AYES:	Willick, Vitas, Briggs, Green, & Spokely
NOES:	None
ABSTAIN:	Worthington, Luebkehan, Combs, & Kratzer-Yue
ABSENT:	None

The motion was **APPROVED**

VI. COMMISSION BUSINESS

- A. Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

Chairman Spokely introduced the item and noted that several members of the Historic Design Review Commission are absent and it may be best to continue the discussion.

Planner Lowe noted that staff merely wanted to ascertain whether or not a committee would be able to finalize their project(s) by the November 1, 2013 HDRC meeting date.

Commissioner Green provided an overview of the progress that has been made for sub-committee No. 7.

Commissioner Green noted that good progress has been made but the committee needs to refine the information and would like to consult with staff to further refine the scope of work.

Chairman Spokely noted that further discussion by the committees will take place and will inform staff as to the status of the committees.

Commissioner Green noted that he will e-mail the committees notes to staff so that staff will be able to provide input.

Chairman Spokely noted that the subcommittees will provide an update to staff and future meetings will occur to finalize the subcommittee tasks.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings

Planner Lowe noted that the City Council will be considering the Emergency Shelter Ordinance at their October 14, 2013, City Council meeting.

- B. Future Historic Design Review Commission Meetings

Planner Lowe noted that a Historic Design Review Commission meeting will be held on October 15, 2013.

- C. Reports

None

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

X. ADJOURNMENT

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Lance E. Lowe, AICP, Associate Planner

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
October 15, 2013**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on October 15, 2013 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkehan, Willick, Vitas, Combs, Green, & Spokely

COMMISSIONERS ABSENT: Worthington, Briggs, & Kratzer-Yue

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

- A. HISTORIC DESIGN REVIEW – 1287 HIGH STREET (BRENNEN TRELLIS) - FILE# HDR 13-10.** The applicant requests approval of a Historic Design Review permit for the construction of an attached ±160 square foot trellis in the rear of the building located at 1287 High Street.

Planner Lowe presented the proposed project for HDRC consideration.

Commissioner Luebkehan questioned why the trellis is coming to the Historic Design Review Commission.

Planner Lowe noted that because the property is within the Historic Design Review District, all new structures are required to be reviewed by the Historic Design Review Commission.

Chairman Spokely opened and closed the public hearing with no one present to speak.

Commissioner Luebkehan **MOVED** to approve the attached trellis at 1287 High Street.

Commissioner Vitas **SECONDED** the motion.

AYES:	Luebkehan, Willick, Vitas, Combs, Green, & Spokely
NOES:	None
ABSTAIN:	Worthington, Briggs & Kratzer-Yue
ABSENT:	None

The motion was **APPROVED**

- B. HISTORIC DESIGN REVIEW – 1101 HIGH STREET (CENTRAL SQUARE BATHROOMS AND PARK) – FILE HDR 13-08.** The applicant requests Historic Design Review Commission approval for the construction of a ±400 square foot building with associated improvements for public restrooms. The remainder of the property will be utilized as a small park with planted grass areas.

Planner Lowe presented the project and discussed the architectural design and other components of the project.

Chairman Spokely asked about the stucco wall adjacent to the parking lot.

Planner Lowe noted that the wall has since been removed from consideration.

Chairman Spokely liked the Art Deco architectural design.

Bernie Schroeder, Public Works Director addressed the Historic Design Review Commission and noted that the structure is placed so the corner of the intersection is opened up with grass area. The site will be well lit, clean and follow the theme of the streetscape project.

Mrs. Schroeder noted that the bathrooms will be cleaned at least 3 times per week.

Chairman Spokely asked about the construction schedule.

Mrs. Schroeder noted that the City would like to have the project completed by early spring.

Commissioner Vitas asked if the gates will be automatic gates?

Mrs. Schroeder replied that the gates will not be automatic and will close around dark, depending upon the season.

Commissioner Vitas asked whether or not benches or tables would be installed?

Mrs. Schroeder noted that benches and tables may be a future phase.

Chairman Spokely opened the public hearing.

Brit Olsen, 262 Swenson Court, priest of St. Lukes Church that adjoins the site, addressed the Historic Design Review Commission.

Ms. Olsen noted that having a restroom facility for those in need would certainly be a benefit.

Ms. Olsen asked about the lighting and trash pick-up.

Randal Schumers, 124 Orange Street representing the pre-school at 124 Orange Street, addressed the Historic Design Review Commission. Mr. Schumers noted that the facility looks great, but is concerned about the additional crime and trash in the area that the public bathrooms may generate.

Maylee Schumers addressed the Commission and liked the park, but had safety concerns about the bathrooms.

Commissioner Willick commented that safety concerns are the same concerns that were expressed for Old Town and at Nevada Street bathrooms when they were constructed, but noted that when the facilities are locked up at night, the City did not experience safety issues with these two facilities.

Mrs. Schroeder addressed the lighting and trash pickup schedule and also noted that building lighting will be installed.

Commissioner Luebke asked if there will be trash enclosures in the park as well as the bathrooms?

Mrs. Schroeder replied that there will be trash receptacles in both locations.

Chairman Spokely asked about the separation between the buildings.

Planner Lowe noted that the separation between the buildings is approximately 17 feet.

Ms. Olsen re-addressed the Historic Design Review Commission and asked about the lighting plan behind the bathroom building, next to the parking lot.

Mrs. Schroeder replied that there are no plans to light the parking lot beyond what is currently there. There will however, be a light on the sidewalk adjacent to the parking lot that will provide some light.

Commissioner Luebkehan asked if there will be lighting between the buildings.

Planner Lowe pointed out the locations of the lighting that includes lighting between the buildings.

Mrs. Schroeder noted that in an area of approximately ± 600 square feet, there are four lights.

Chairman Spokely closed the public hearing and noted he appreciated the public comments regarding public safety, but believes that the new building layout and lighting plan, will provide an area that is more open with better lighting.

Chairman Spokely also noted that considering all of the public events in the Central Square area, he believes that the bathroom and park project will be a wonderful addition to the City.

Commissioner Vitas **MOVED** to approve the ± 400 square foot building with associated improvements for public bathrooms & park.

Commissioner Willick **SECONDED** the motion.

AYES:	Luebkehan, Willick, Vitas, Combs, Green, & Spokely
NOES:	None
ABSTAIN:	Worthington, Briggs & Kratzer-Yue
ABSENT:	None

The motion was **APPROVED**

VI. COMMISSION BUSINESS

Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

Chairman Spokely updated Commissioner Luebkehan about the status of the committee reports.

Commissioner Luebkehan noted that each of the committees will need to upload all of the information for the website design.

Commissioner Green noted that Commissioner Luebkehan will need at least a week to upload the information to the website.

Commissioner Green noted that his sub-committee would like to meet at least one more time to refine their project and having this completed for the November 1, 2013 meeting may not be enough time.

Chairman Spokely noted that he will circulate the information that his sub-committee has put together.

Commissioner Combs noted that the sub-committee relating to funding has met and is putting together funding opportunities for Historic Preservation.

Director Wong recommended that the sub-committees that are nearing completion present on the November 5, 2013 meeting and those that will not be ready, present at the November 19, 2013 meeting.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Historic Design Review Commission Meetings

None

C. Reports

None

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

X. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Lance E. Lowe, AICP, Associate Planner



CITY OF AUBURN

Staff Report

Historic Design Review Commission

Meeting Date: November 5, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

**ITEM NO.
V-A**

ITEM V-A: HISTORIC DESIGN REVIEW – 251 ELM AVENUE (AWI FAÇADE IMPROVEMENT) – FILE HDR 13-11.

REQUEST: The applicant requests Historic Design Review Commission approval of a façade improvement and re-painting for property located at 251 Elm Avenue.

RECOMMENDED MOTION (APPROVAL):

A. Adopt HDRC Resolution No. 13-14 (**Exhibit A**) as presented or as modified by the Historic Design Review Commission approving a front façade improvement and re-painting, which includes the following actions:

1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

B. Direct staff to amend HDRC Resolution No. 13-14 as presented for denial of the proposed improvements, based upon substantial evidence in the public record and provide it for Historic Design Review Commission consideration at the next available HDRC meeting.

BACKGROUND:

Applicant: Mike Gray Construction; P.O. Box 211; Auburn, CA 95604; (530) 613-3910

Owner: AWI; 120 Center Street, Auburn, CA; (530) 795-0550

Location: 251 Elm Avenue (**Attachments 1 & 2**)

Lot Size: 5,457± square feet

Project Site:

Zoning: Central Business (C-2) District

Existing Land Use: Vacant

Surrounding Zone Districts:

North: C-2

East: C-2

South: C-2

West: C-2

Surrounding Land Uses:

North: Retail

East: Office

South: Office

West: Bank

BACKGROUND:

The building located at 251 Elm Avenue is located in the City's Downtown Historic District. The building is not identified in the Historic Resources Survey dated 1986. The subject building has deteriorating block walls on both the east and west sides, that were previously covered with stucco. The stucco has since been removed and the walls are in need of immediate repair. The front façade contained stone on the east and west sides of the wall with a centered mansard roof with shake shingles (**Attachment 3**).

In recent weeks, the contractor (Mike Gray Construction) inquired to the Community Development Department about removing the stucco from the east and west walls since the stucco was falling off and the block was in dire need of repair. The contractor also noted that a façade replacement was being contemplated; however, the specific design details were still being contemplated. Staff relayed that the removal of the stucco and repair of the block was acceptable and that replacement of like for like materials could be approved administratively, but that an application for Historic Design Review was required for a change in materials for the façade improvement.

On October 10, 2013, an application for Historic Design Review was submitted to the Community Development Department. Staff visited the site the following week and verified that the whole front of the façade had been taken down and subsequently notified the builder that work shall stop until city approvals are granted. According to the property owner, the building façade was a safety issue and had to be taken down. The building department confirmed during a site inspection that the front wall had an approximate 10 inch bow from the canopy pulling away from the wall framing (**Attachment 4**).

An application for a building permit has been submitted and the building department is working with the applicant to obtain a building permit, pending Historic Design Review Commission approval.

PROJECT DESCRIPTION:

The applicant requests Historic Design Review Commission approval for a façade upgrade and re-painting to the building located at 251 Elm Avenue. The two story office building is located in the City's Downtown Historic District. The applicant owns and conducts business at 120 Center Street and plans to expand his operations to the 251 Elm Street property. Accordingly, the applicant plans to replicate the lights and building colors similar to the 120 Center Street building (**Attachment 5**).

The applicant proposes to upgrade the building with the following improvements (See **Exhibits B - D** – A-Style Metal Awning Example, Circa 1910 Light Fixture, Color Rendering and Project Plans):

Architectural Plans:

The proposed building elevations are illustrated on **Exhibit E**. Specific architectural details include, but are not limited to:

- T1-11 siding (Condition of Approval No 4 requires horizontal shiplap or tongue and grove wood siding in-lieu of T1-11 siding);
- Metal Decorative Awning (A-Style Metal 25' wide by 4' high by 4' projection)(**Exhibit B**);
- Five 3/0 by 3/6 windows (Condition of Approval No 5 requires minimum 1x or 2x4 framing around the windows);
- Metal Parapet Cap (Burgundy Wine);
- Two lantern style lights (See Attached Brochure **Exhibit C**)(Note that the HDRC approved the same lights at 120 Center Street in 2007);
- East and west walls will be repaired and re-painted Summer Suede;
- Re-painting with Summer Suede body color with Burgundy Wine trim color (**Exhibit D**).

ANALYSIS:

The subject property is not identified in the Historical Resources Survey conducted in 1986. The architecture and materials of the building did not appear to represent any particular architectural theme (**Attachments 3 & 4**).

Based upon site inspection, it is apparent that a building renovation is warranted. According to the building department, the front wall had an approximate 10 inch bow and the mansard roof and rock veneer were starting to detach from the wall as a result. Moreover, the stucco on the east and west walls was cracked and falling off. The block walls underneath the stucco contain many holes and need to be repaired and refinished.

The applicant wishes to introduce new materials for the façade upgrade, which are generally not encouraged for historic buildings but are permissible for non-historic buildings. According to the *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards*, new materials may be considered on a case-by-case basis, when such materials introduce unique character, enhance the structure, and/or are of superior quality. Examples of acceptable finishes include:

- Aged or solid painted brick used in patterns if appropriate to historic appearance.
- Horizontal shiplap or tongue and groove wood siding; all other vertical, diagonal, plywood, and manufactured wood will generally be considered unacceptable (vertical board and batten should only be used on buildings where it was used originally).
- Smooth finished plaster (not rough textured stucco), wood, copper, metal, or anodized aluminum window frames or mullions as appropriate to original or modified appearance of the building.
- Wood or metal frame doors as appropriate to original or modified appearance of building.

- Colors used should be true, not synthetic (artificial or chemically created) colors and should be harmonious with colors used on neighboring buildings.

The *Historic Preservation Architectural Design* also notes that: “Designs for alterations or additions to existing structures, improvements or sites which utilize “contemporary” design elements or materials shall not be prohibited or discouraged when such alterations or additions do not destroy or substantially damage the historic context of the District, or significant historical, architectural or cultural material, and such design is otherwise compatible with the size, scale, color, materials and character of the site, neighborhood or environment.”

The proposed materials and colors, as conditioned, are consistent with the Historic Preservation Architectural Design Guidelines.

Condition of Approval No. 4 requires that T1-11 Siding be replaced with horizontal shiplap or tongue and groove wood siding and Condition of Approval No. 5 requires 1x4 or 2x4 framing around the windows.

The applicant also plans to re-pair (i.e. place foam in the block holes, use non-shrink grout, etc.) the east and west walls and paint (with heavy duty exterior paint) the walls a Summer Suede color.

As proposed and conditioned, it is staff's opinion that the materials are of high quality; are compatible with the character of the Down Town Historic District; will enhance the structure and area and are consistent with the *Historical Preservation Architectural Design Guidelines*. Based on the aforementioned, staff recommends approval of the project, as conditioned.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Site Photographs
4. Current Site Photographs
5. 120 Center Street Building

EXHIBITS:

- A. HDRC Resolution 13-14 with Findings and Conditions of Approval
- B. A-Style Metal Awning (Example)
- C. Circa 1910 Light Fixture
- D. Color Rendering
- E. Project Plans



ATTACHMENTS

The map shows a residential neighborhood with the following streets and lot numbers:

- Elm Ave:** 588, 585-A, 585-B, 100, 102, 104, 130, 140, 150, 160, 175, 155, 145, 195, 165, 180.
- Center St:** 609, 617, 607, 605, 195, 173, 152, 174, 190, 177, 203, 153, 144, 163, 120, 150, 156, 170, 180, 200, 252, 299, 259, 257, 255, 253, 251, 650, 600.
- Tuttle St:** 152, 174, 190, 173, 153, 144, 163, 120, 150, 156, 170, 180, 200, 252, 299, 259, 257, 255, 253, 251, 650, 600.
- Other Streets:** El Dorado St, Candis Cir, High St.

A large, bold text "Project Location" is overlaid on the map, pointing to a specific lot at the intersection of Elm Ave and Center St.



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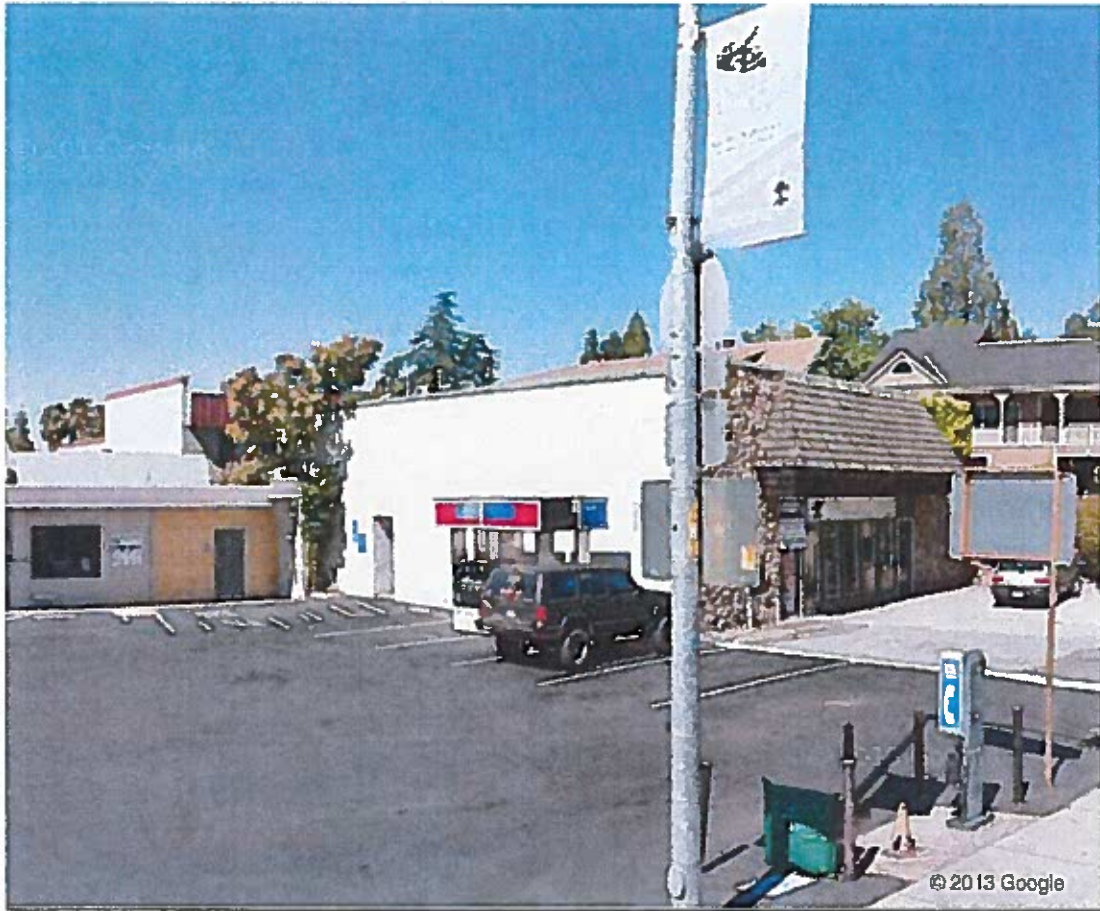
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ATTACHMENT 3



Address **184 Elm Avenue**

Address is approximate



View looking southwest from the corner of High and Elm Avenue



Address **198 Elm Avenue**

Address is approximate



View looking south from Elm Avenue



View looking south from Elm Avenue

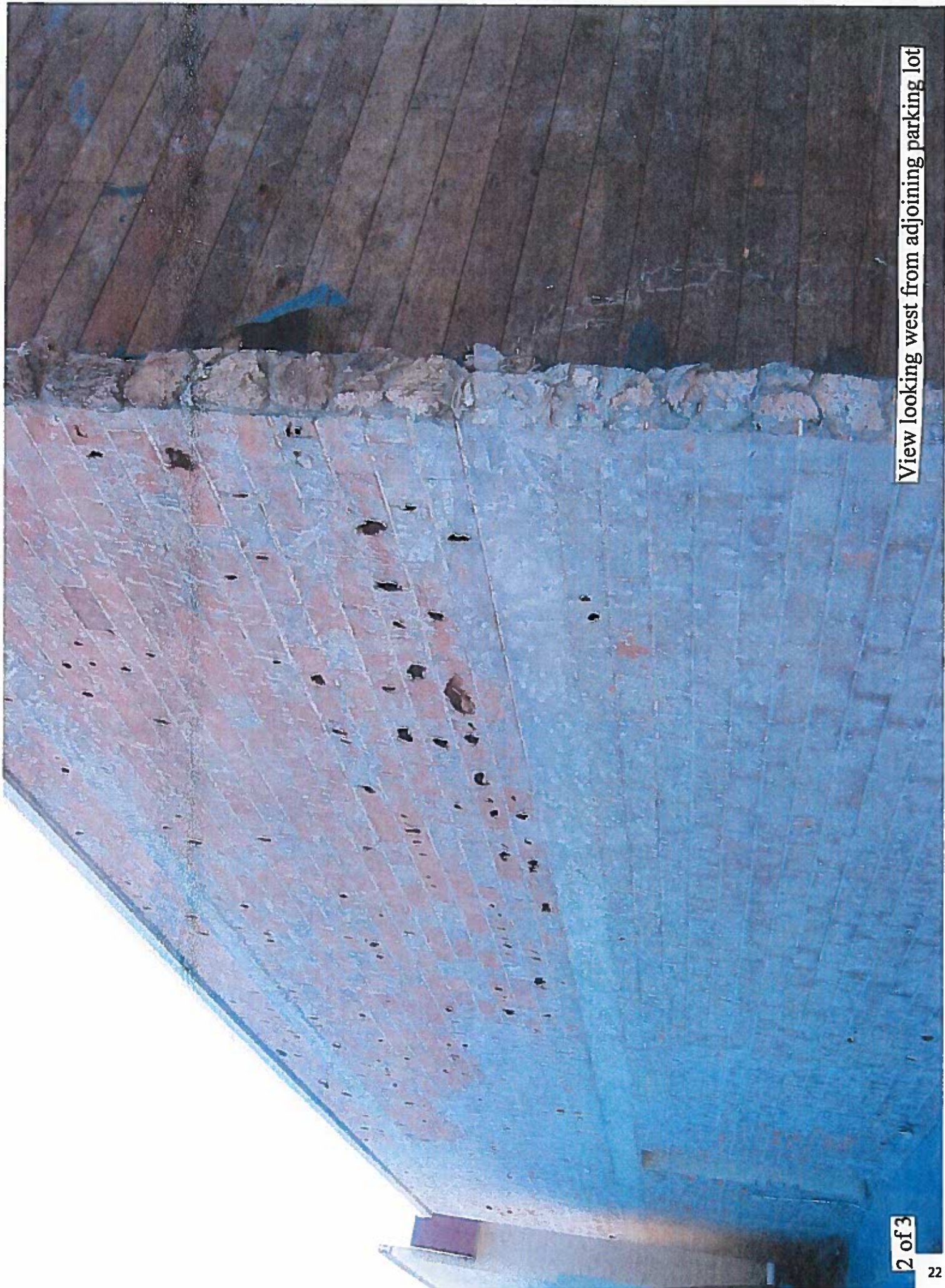


View looking southeast from site parking lot

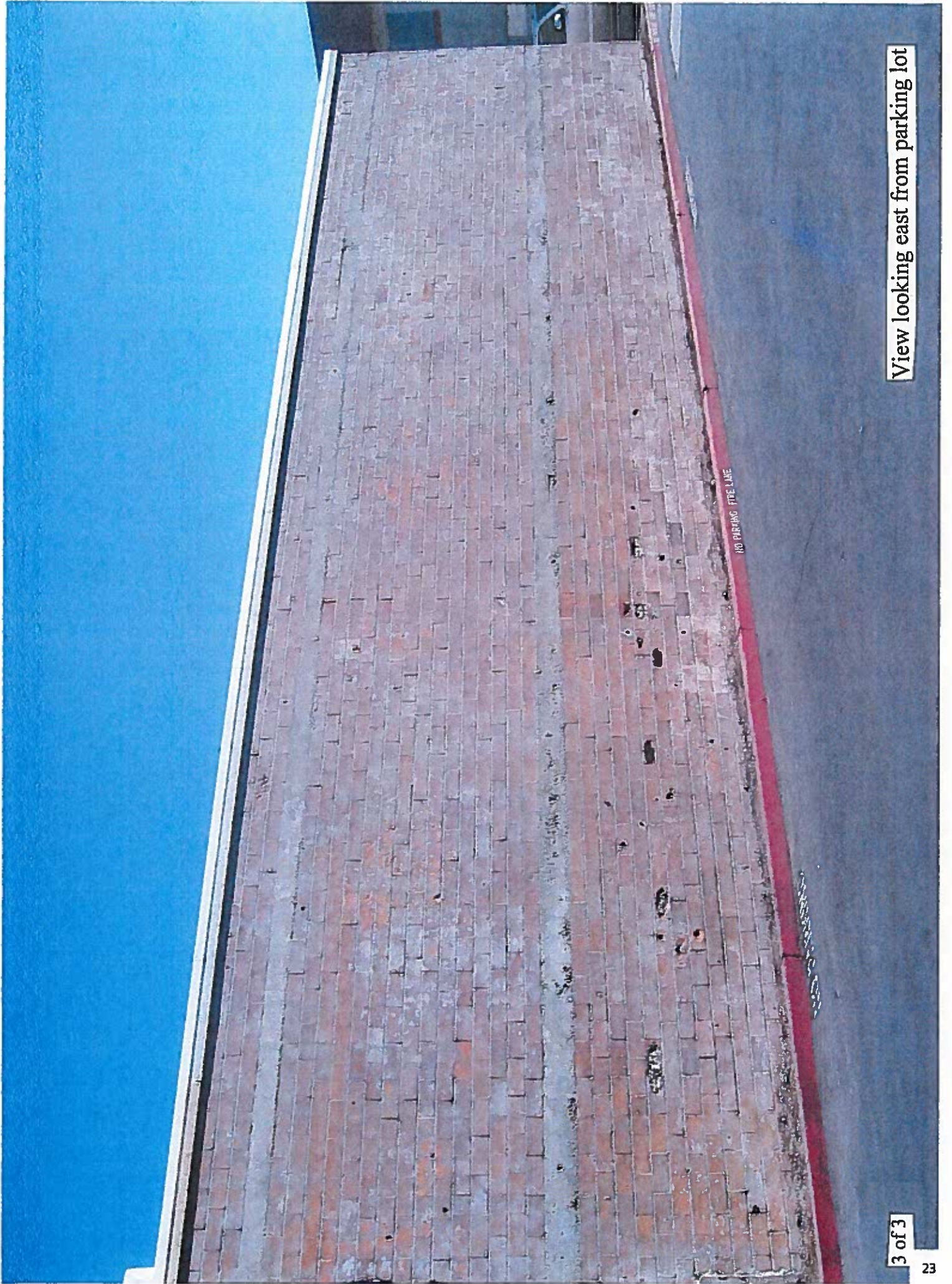


ATTACHMENT 4

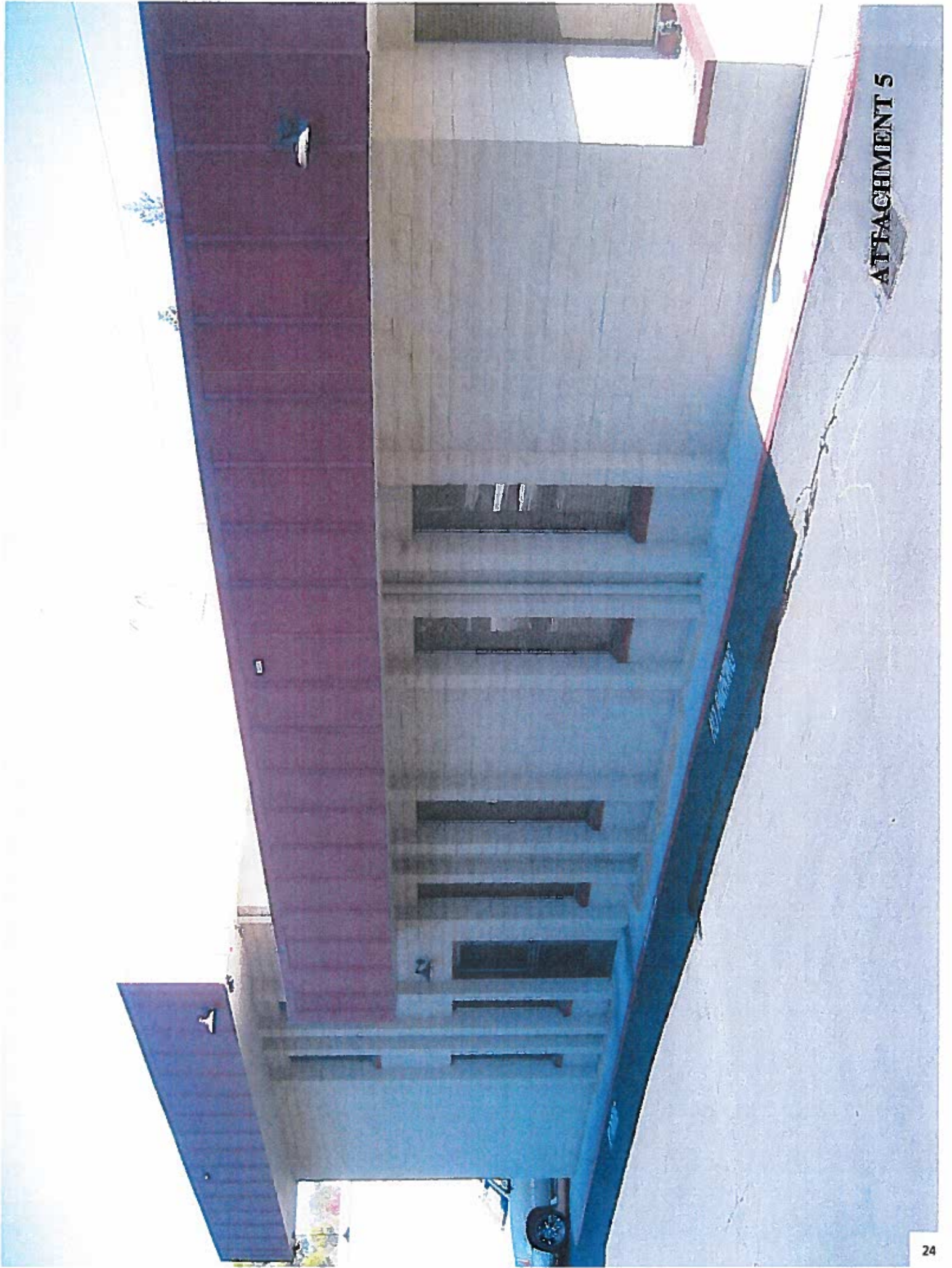
View looking southwest from site parking lot



View looking west from adjoining parking lot



View looking east from parking lot



EXHIBITS



EXHIBIT A

HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-14

AWI FAÇADE IMPROVEMENT (251 ELM AVENUE) – FILE HDR 13-11

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of November 5, 2013 to consider a request for Historic Design Review Permit for property located at 251 Elm Avenue - **File HDR 13-11.**

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the November 5, 2013 meeting.
2. Staff presentation at the public hearing held on November 5, 2013.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities)
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 251 Elm Avenue (File HDR 13-11) subject to the following conditions:

A. PLANNING:

1. The project is approved subject to **Exhibits B & C** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **November 3, 2013**. This project is approved for a period of one year and shall expire on **November 3, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
3. The final color selection shall be consistent with the Color Materials Board, which colors shall be from the Historic Color Palette supplied by paint companies such as Benjamin Moore, Kelly-Moore, Sherwin-Williams and others.

4. Prior to obtaining a building permit, the plans shall be revised to show horizontal shiplap or tongue and groove wood siding to the satisfaction of the Community Development Director.
5. Prior to obtaining a building permit, the plans shall be revised to show windows framed with a minimum of 1x4 or 2x4 material subject to the satisfaction of the Community Development Director.
6. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT:

1. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the City of Auburn, Building Division.

C. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. All improvements shall be designed and constructed to current City of Auburn Standards.
2. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:
 - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - b. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.

- i. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - ii. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - iii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
 - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
3. The applicant shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

C. FIRE DEPARTMENT CONDITIONS

Plan Submittal and Permit

1. Plans shall be submitted to the fire department for approval prior to any work on the project.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves the 251 Elm Avenue Historic Design Review Permit, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED, APPROVED AND ADOPTED this 5th day of October, 2013.

Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

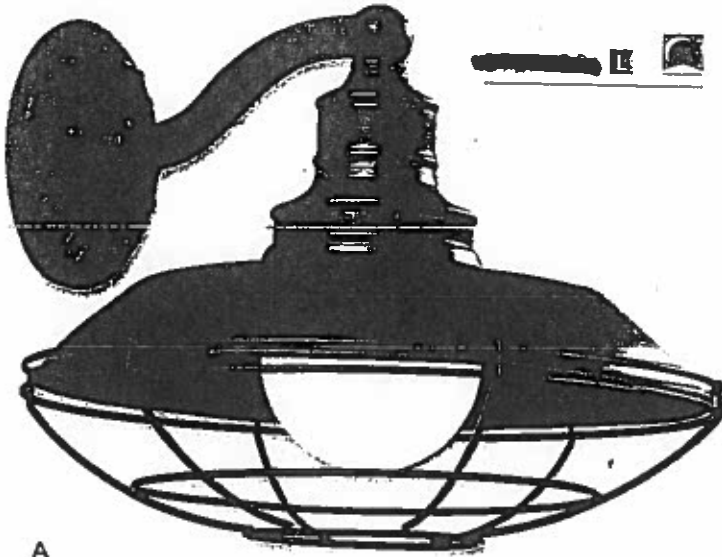
A-Style Metal Awning (Example)



C I R C A 1910

ENVIRONMENTAL SERIES

EXHIBIT C



10/2
Review
Committee

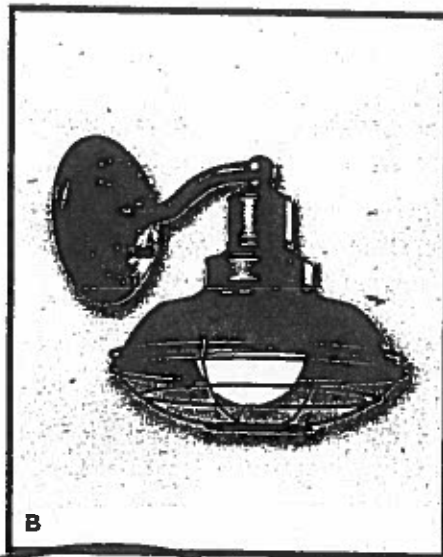
All
will be the
Color Black

METALWORK

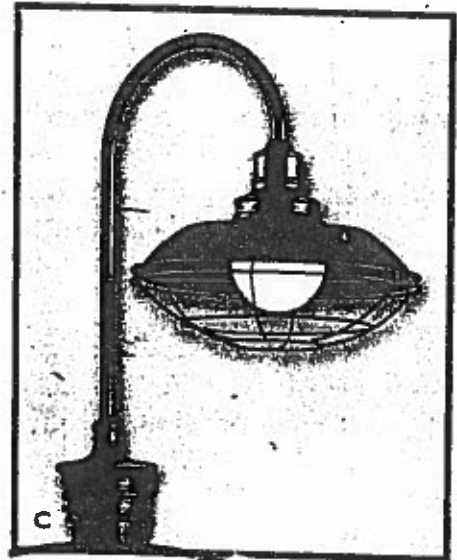
HAND-FORGED AND CAST IRON

FINISH

OR OLD RUST



B9270OR M



P9272OR L

POST. SOLD SEPARATELY



INCANDESCENT-
DARK SKY COMPLIANT

CUT
OFF

DIMENSIONS

		WATTAGE	SEMI	W	H	F	TCD
A	B9271OR	1-100W A19 MED	SEMI	12"	10"	12 1/2"	2 1/2" TCD
B	B9270OR	1-100W A19 MED	SEMI	8 1/4"	8 1/4"	10"	2 1/2" TCD
C	P9272OR	1-100W A19 MED	SEMI	12"	20 1/2"	17"	

MATERIAL

Building Front: T1-11 siding

COLOR

Awning Color: Burgundy Wine (534-7)

Trim Color: Burgundy Wine (534-7)

Body Color: Summer Suede (415-4)

FIXTURES

Exterior Light Fixtures: Circa 1910—Outdoor Suspension Lantern with old rust finish

A-Style metal awning (25' W x 4' H, 4' projection)

